



Presented by: P.A. 'Doc' Livingston PREC*

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Active
R2530901

Board: F
Townhouse

34 6450 199 STREET

Langley
Willoughby Heights
V2Y 2X1

Residential Attached

\$558,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$558,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2002
Depth / Size (ft.):	Bedrooms: 3	Age: 19
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: CD-1
Flood Plain:	Full Baths: 2	Gross Taxes: \$3,299.12
Council Apprv?:	Half Baths: 1	For Tax Year: 2020
Exposure:	Maint. Fee: \$319.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 025-456-008
Mgmt. Co's Name: RE/MAX DWELL		Tour:
Mgmt. Co's Phone: 604-821-2999		
View:		
Complex / Subdiv: LOGAN'S LANDING		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 2 Storey w/Bsmt.	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Concrete Block, Frame - Wood	Parking: Grge/Double Tandem		
Exterior: Brick, Concrete, Vinyl			Locker: N
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 BLOCK		Dist. to School Bus: 1 BLOCK
Rain Screen:	Units in Development: 82		Total Units in Strata:
Renovations: Partly	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Property Disc.: No		
Fireplace Fuel: Gas - Natural	Fixtures Leased: :		
Fuel/Heating: Baseboard, Electric, Natural Gas	Fixtures Rmvd: :		
Outdoor Area: Fenced Yard, Patio(s)	Floor Finish: Laminate		
Type of Roof: Asphalt			

Maint Fee Inc: **Snow removal**
Legal: **STRATA LOT 34, PLAN LMS4671, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**

Amenities: **None**

Site Influences: **Central Location, Gated Complex, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'10 x 8'10			x			x
Main	Dining Room	11'2 x 7'11			x			x
Main	Living Room	12'1 x 11'2			x			x
Above	Master Bedroom	11'7 x 11'2			x			x
Above	Bedroom	9'7 x 8'5			x			x
Above	Bedroom	10'11 x 8'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 576	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 625	Craw/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 50	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): 1,251 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Part			6				
Grand Total: 1,251 sq. ft.				7				
				8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

Welcome to this 3 bedroom and 2.5 Bathrooms which includes a powder room on the main floor. Enjoy the walk out patio & fenced yard right off your kitchen, perfect for an outdoor BBQ with plenty of room for kids and pets. Centrally Located close to transportation and shopping. SOLD AS IS WHERE IS. SUBJECT TO COURT APPROVAL - THIS IS A COURT ORDERED SALE. SHOWINGS WILL BE BY APPOINTMENT ONLY ON SAT & SUN FEB 20 & 21 BTWN 1 - 3 PM.